

COMMERCIAL LEASE

Suitable for small office buildings, factories and shop premises which are not the subject of the *Retail Leases Act 1994* where the term of the lease (including the period of any option) does not exceed three years.

This Lease is made in duplicate on 1ST / JULY / 2015,
 at SUITE 803, 64 CASTLEREAGH ST, SYDNEY in the State of New South Wales.

PARTIES

Between STORCH NOMINEES ATF THE DANIEL STORCH Landlord
(Name, address and ABN)
SUPERANINATION FUND) P.O. BOX A981 SYDNEY SOUTH 19177A45063
 whose agent is N/A Agent
(Name, business address and ABN)

and STORCH + CO PTY LTD Tenant
(Name, business address and ABN)
SUITE 803, 64 CASTLEREAGH ST SYDNEY 2000 15 000 431087
N/A Guarantor
(Name, business address and ABN)

GST REGISTRATION

The Landlord is registered for GST. Yes No

The Tenant is registered for GST. Yes No

PREMISES

The Landlord leases the premises known as LOT 26 / SP 22232
COMMERCIAL OFFICE PREMISES (the Premises)
 including all fixtures listed in the inventory which is signed by all parties and attached as part of this lease.

PERMITTED USE

The Premises shall be used only as COMMERCIAL OFFICE PREMISES.

RENT

Except as otherwise provided the rent shall be \$ 3,300.00 (incl GST)

per MONTH commencing on 1 / 10 / 2015

and payable in advance by the Tenant on the THIRTIETH day of every MONTH

to the Landlord/Agent at the above address or at any other reasonable place as the Landlord/Agent notifies in writing.

TERM

The term of the lease shall be EIGHTEEN MONTHS

commencing on 1 / 10 / 2015 and ending on 31 / 12 / 2016.

OPTION

Subject to Clause 29 of this lease the Landlord/Agent offers a renewal of this lease for a further term of THREE years.

HOLDING OVER

Unless either party gives the other written notice of termination in accordance with Clause 30a, the lease shall continue as a periodic lease from month to month at the same rent or at a rent to which both parties agree.

OUTGOINGS (tick applicable box)

The Tenant's percentage of outgoings to be paid in accordance with Clause 17a is 0 %

OR

The Tenant's percentage of any increases in outgoings to be paid in accordance with Clause 17b is 0 %

BASE YEARS

Municipal Rates: \$1260.

Water and Sewerage Rates: \$241.55

Land Tax: NIL

INSURANCE

The amount of cover for public liability referred to in Clause 15e is \$ 10,000,000.00

CONDITIONS

The parties agree to the conditions set out above and on the following pages and also to those conditions implied by Sections 84 and 85 of the *Conveyancing Act 1919*, which are not expressly negated or modified by this lease.

NOTE It is advisable for the Tenant to insure the Tenant's own property

SPECIAL CONDITIONS

Special conditions forming part of this lease are to be signed by both parties and attached.

RULES AND REGULATIONS

1. No sign, advertisement or notice shall be inscribed or painted or affixed on any part of the outside or the inside of the Premises except of such colour, size and style and in such place upon or in the building as are approved in writing by the Landlord. Upon request by the Tenant, interior signs on glass doors and on the directory tablets will be provided for the Tenant and at the Tenant's expense by the Landlord.
2. The Tenant shall not obstruct the entrance passages, halls, staircases, or fire escapes of the Premises or use them or any part of them for any purpose other than for going in and out of the Premises.
3. The Tenant will not obstruct or interfere with the rights of other Tenants or in any way injure or annoy them or conflict with the regulations of any public authority or with the terms of any insurance policy upon the building or its contents.
4. The Tenant shall not install or position any heavy equipment or article without first obtaining the written consent of the Landlord, such consent may prescribe the maximum weight and the position in which such heavy equipment or article may be placed or secured; the Tenant shall make good at the Tenant's expense all damage caused to the building or any part of it by the introduction, installation, presence or removal of any heavy equipment or article of which the Tenant has ownership, custody or control. Before any safe or heavy article is moved into the building due notice must be given to the Landlord and the moving of it in and about the building shall only be done under the supervision of the Landlord or Agent.
5. In the event of any emergency or other eventuality whereby the toilets or washrooms on any floor are not available for use the Landlord may temporarily withdraw the right of exclusive use of all or any of the toilet or washroom areas and services not affected so as to ensure availability of these facilities to all occupants of the building, and no rental adjustment will be made during such temporary arrangements.
6. In carrying goods or furniture in the lifts priority shall at all times be given to passenger traffic.
7. All doors and windows of the Premises shall be securely fastened on all occasions when the Premises are left unoccupied. The Landlord reserves the right for the Landlord's Agents, employees, servants and workmen to enter and fasten them if they are left unfastened or insecurely fastened.

PLEASE READ THIS LEASE THROUGH CAREFULLY BEFORE AND AFTER SIGNATURE

We hereby enter into this lease and agree to all its conditions.

SIGNED BY THE LANDLORD

in the presence of: Ashlee Macqueen
Name of Witness
Ashlee Macqueen
Signature of Witness

Daniel
Signature of Landlord

SIGNED BY THE TENANT

in the presence of: Ashlee Macqueen
Name of Witness
Ashlee Macqueen
Signature of Witness

Daniel
Signature of Tenant

SIGNED BY THE GUARANTOR

in the presence of: _____
Name of Witness

Signature of Witness

Signature of Guarantor

<p>THE COMMON SEAL of</p> <p>was hereunto affixed by the authority of the the Board of Directors and in the presence of:</p> <p><u>DANIEL</u> <small>Secretary</small></p>	<p>THE COMMON SEAL of</p> <p>was hereunto affixed by the authority of the the Board of Directors and in the presence of:</p> <p>_____ <small>Secretary</small></p>	<p>THE COMMON SEAL of</p> <p>was hereunto affixed by the authority of the the Board of Directors and in the presence of:</p> <p>_____ <small>Secretary</small></p>
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FORM OF SURRENDER OF LEASE

In consideration of \$ [] (the receipt of which is hereby acknowledged), I [] surrender and convey to the Landlord the lease to the intent that the residue of the term of the lease term shall merge in the reversion and be extinguished contemporaneously with the execution of this agreement.

Signed _____ Date / /

Witnessed _____ Date / /